

## OWNER'S STATEMENT

Certificate of record owner and security holder.

We the undersigned hereby certify, that as of the date of recordation of this Condominium Plan, to being the record owners and holders of security interests in the real property described herein. We also hereby certify to the consent of the recordation of this Condominium Plan pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, by the County Recorder, Mono County, California.

## RECORD OWNERS:

Ronning Family Trust,  
Richard Ronning Grantor and Trustee  
Connie Ronning Grantor and Trustee

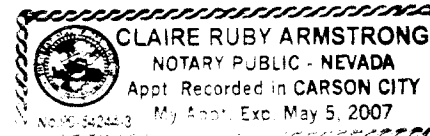
Richard Ronning, Grantor and Trustee

Connie Ronning, Grantor and Trustee  
Connie Ronning, Grantor and Trustee

State of NEVADA )  
 ) ss.  
County of CARSON CITY )

On JANUARY 8, 2007 before  
me, CLAIRE RUBY ARMSTRONG  
a Notary Public in and for said County and State, personally appeared  
Richard Ronning and Connie Ronning ☒ personally known to me -- OR --  
☐ proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she executed the same in his/her authorized capacity, and that by his/her  
signature on the instrument the person, or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:



CLAIRE RUBY ARMSTRONG  
Notary Public (sign and print name)  
My commission expires: 5-5-07  
County of my principal place of business: CARSON CITY

## NOTES AND DEFINITIONS

1. This is a "Condominium Plan" for a "Condominium Project" as those terms are defined in California Civil Code Sections 1351(e) and (f).

2. "Property" shall refer to all of the real property described in the legal description on this page and all improvements erected thereon.

3. The "Condominium Project", which was approved by and is consistent with the zoning regulations of the Town of Mammoth Lakes, consists of 10 commercial units as follows: 10 storage units designated on this condominium plan as Parcel 1 through Parcel 10.

4. "Common Area" means all portions of the condominium project other than the units and an assigned parking area for the exclusive use of the unit to which it is appurtenant. The assigned parking areas as specified in accordance with the Covenants, Conditions and Restrictions ("CC&R's") are designated on this plan by "A.P.".

5. "Unit" or "condominium" means a separate interest in air space in the condominium project, the boundaries of which are the interior surfaces of the units designated on the condominium plan and further described in paragraph 3, above.

6. For definitions of terms not otherwise defined on this Plan, refer to the Declaration of CC&R's establishing a plan condominium ownership for the "Property" recorded on February 12, 2007, as Instrument No. 2007000925 of Official Records in the office of the Mono County Recorder.

7. All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.

8. All lines defining condominium ownership areas intersect at 90° unless noted otherwise.

9. In interpreting deeds and plans, the existing physical boundaries of the unit or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variances between boundaries shown on the plan or in the deed and those of the building.

10. The following are not a part of a unit: bearing walls, columns, beams, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installation, wherever located, except the outlets thereof whenever located within the unit.

## RECORDER'S CERTIFICATE

Filed this 12<sup>th</sup> day of February, 2007, at 2:40  
P.M., in Book 2 of Condominium Plans at Pages 73-73B at  
the request of Richard and Connie Ronning.

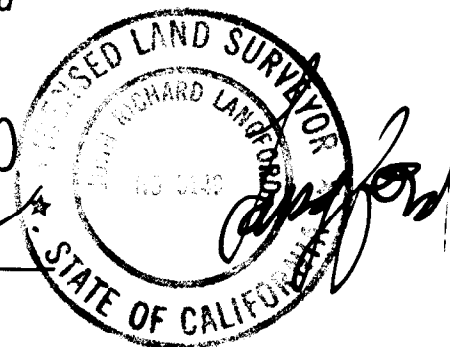
By: Christy Robles  
Christy Robles, Interim Mono County Recorder  
Document No. 2007000925  
Fee: \$13.00

## SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 3 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Parcel 3 of Parcel Map 36-155, made under my supervision in August, 2006; and (2) the proposed locations of air spaces and buildings.

1/4/07  
Date

John R. Langford  
John R. Langford LS5149  
Expires 6/30/07



## LEGAL DESCRIPTION

Lot 1 of Final Map Tract Map 36-241 as recorded in Book 10, Page 103 of Tract Maps, on file in the office of the County Recorder, Mono County, California.

THE SUBDIVISION OF LOT 1 IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF TEN (10) COMMERCIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT

CONDOMINIUM PLAN FOR  
314 COMMERCE DRIVE

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 36-155, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGES 51 AND 51A OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY